

**TOWN OF WESTFORD
BOARD OF HEALTH**

**MEETING MINUTES OF
MARCH 14, 2005**

Present: Zac Cataldo, Chairman
Joanne Martel, Vice Chair
Tom Mahanna
Joe Guthrie
Todd Lobo

Absent: None

Meeting commenced at approximately 7:00 p.m.

I. Approval of Minutes

A **MOTION** was made by Guthrie to table the meeting minutes of February 15, 2005, **SECONDED** by Mahanna, **UNANIMOUSLY MOVED**.

A **MOTION** was made by Guthrie to take New Business out of order, **SECONDED** by Martel, **UNANIMOUSLY MOVED**.

II. New Business

MacCaughey referenced complaints logged regarding idling of trains across from 53 North Main Street (the police have witnessed some of these complaints) and currently there is pending litigation between the Mass. DEP and the Federal Government.

After a discussion by the Board, an agreement was reached to discuss this at the next scheduled meeting.

A **MOTION** was made by Mahanna to take Old Business out of order, **SECONDED** by Martel, **UNANIMOUSLY MOVED**.

III. Old Business

MacCaughey said that he had received a letter from Ellen Doucette, Town Counsel, regarding a case management conference scheduled for May 25, 2005 at 2 p.m. at the Ayer District Court. MacCaughey stated that he plans on attending.

MacCaughey referenced the comments from Anne Marie Desmarais the LSP on the EIR report and the 5-page rejection letter from the state.

IV. Camp Regulations

The Board discussed the adoption of the new Camp Regulations. Martel asked to take out the approved on the top of the regulations and stamp them draft. The Board will schedule a Public Hearing and then adopt the new regulations. They also want a draft form sent to all of the camps for their comments.

A **MOTION** was made by Lobo to accept the regulations in draft form with approved scratched from the top of the regulations, **SECONDED** by Guthrie, **UNANIMOUSLY MOVED**.

V. 5 Fourth Street, Septic System Repair, As-built Variance Request - Civil Solutions, Engineers

Kevin Ritchie of Civil Solutions, along with Wayne Legacy the installer of the septic system was present for this variance request, on behalf of the owner Craig Palmer. The new system was installed as an upgrade to replace a failed system. The soil at the property is a stratified sand and gravel, which is loose in place and collapses upon excavation. The location of the new 1500 gallon septic tank was shifted away from the deck to keep the soil under the deck from caving into the excavation, therefore it's location does not meet the minimum 10 foot property line offset, thus variance 310 CMR15.405 Maximum Feasible Compliance in the form of a public hearing is required.

After discussion, a **MOTION** was made by Guthrie to accept the following variance;

- 310 CMR 15.405(1)(a) to reduce the requisite offset from a septic tank to a property line from 10 feet to 7 feet and to redraft and submit a revised as-built plan showing 7 foot offset,

SECONDED by Mahanna, **UNANIMOUSLY MOVED**.

VI. Site Plans, Special Permits, Subdivision Reviews (as required)

Mark Sleger of Landtech Consultants presented this comprehensive permit for Concord Place. This was previously approved as 8 units but now has a total of 16 and has been approved by the Zoning Board of Appeals (according to Sleger).

MacCaughey said that this is a pressure dosed system designed in full compliance with all state regulations for new construction. He received a draft version of the plan today which depicts a slightly larger soil absorption area. The state requires 110 gpd, Westford 150 gpd, the old plan was designed on 126 gpd, but the leaching field could be expanded. The applicant has redesigned on GPD 138.75. MacCaughey basically had no other comments except that the revised septic plan has not been received or approved as of yet. The Board had no comments.

Mark Sleger of Landtech Consultants presented Wyman's Beach. This site is 147 acres, with 213 campsites and a proposal for 285 cottages, primarily in the same location. The cottages will be approximately 600 to 700 square feet. The site will be served by a wastewater treatment plant (zeon system) using 68,000 gallons per day and an onsite well, both of which are permitted through the DEP. Sleger was before the Board because the ZBA and Planning Board have requested comments from the Board of Health.

After discussion, the Board pointed out the need for any foodservice establishment, pool and/or beach to be permitted through the Board of Health as required by the Department of Public Health. The Board also required the leach field be permitted. MacCaughey will forward a copy of the state CMR's to David Guthrie of Guthall.

Mark Sleger of Landtech Consultants spoke on the Southgate Condos, which according to him have been approved by the state as a 40B project. These condos will consist of 42 2-bedroom units which will be age restricted to 55 and over.

MacCaughey stated that there will be 2 leaching areas, but no official septic plan has been received yet. Currently there is no public water, but it will be brought down South Chelmsford Road to the project and installed. MacCaughey said the soil consists of silty sand and gravel and some soil evaluation has been done but more is needed. There is also a "study" and "bonus room" included on the plan that may fit the bedroom definition. These could be considered 3-bedroom units, and the plan would need to be revised to account for the additional bedrooms.

After discussion by the Board, they agreed that the architectural plans be revised to show 2-bedrooms or the septic plan be revised accordingly. The Board also required more testing be conducted.

A MOTION was made by Martel to adjourn the meeting, **SECONDED** by Lobo, **UNANIMOUSLY MOVED.**

The meeting was adjourned at approximately 8:30 p.m.

